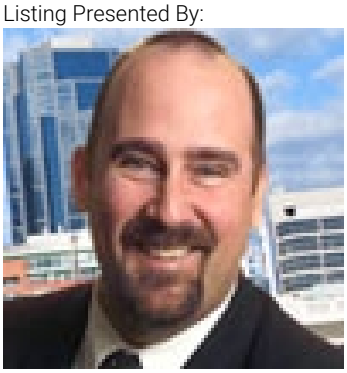


20 Sylvaire Close Sylvan Lake Alberta

$579,000

One of a kind. There is no other way to describe Unit 3 at 20A Sylvaire Close -- a fully reimagined, three-level executive industrial condominium in Sylvan Lake's established industrial corridor, with direct Highway 11A visibility and access that the majority of industrial bays in this market simply cannot offer.Completely rebuilt in 2023-2024, this industrial condominium offers 2,019 SF of registered space plus approximately 870 SF of structural additions across three levels (approx. 2,889 SF total improved area), within a well-maintained small-format complex on Condominium Plan 0220264. The main floor is a purpose-built automotive showroom and workshop: soaring ceilings, dramatic exposed architectural steel trusses, premium epoxy flooring, showroom-grade LED lighting, a BendPak automotive lift, a dedicated welding bay, and a full suite of Hayley custom cabinetry with integrated sink and countertop workspace. A presentation-ready boardroom seats 6+ with built-ins throughout. Two private offices complete the professional package -- everything a serious operator needs to work, meet clients, and make a statement, all under one roof.The upper level (390 SF) delivers a full gourmet kitchen -- speckled granite countertops, gas stove, stainless appliances, island seating -- alongside an open-concept lounge with warm wood-look flooring and architectural character. A space that blurs the line between executive office and lifestyle retreat.The mezzanine (480 SF) adds a full modern bathroom with shower, recreation area with pool table, curated finishes, and additional storage. An executive clubhouse experience that has no peer in this market.All MEP systems -- HVAC, electrical, and plumbing -- are fully replaced and new as of 2023-2024. Every finish is commercial grade. Nothing was done halfway.Outside: a 53-foot sea container and a fenced, private parking and storage compou...

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